

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 13241 of the George Washington University, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 to continue the use of a parking lot under the University Campus Plan for faculty and staff parking and a modification of BZA Order No. 12930 to allow student parking in an R-5-C District at the premises 2030, 2022-26, 2010-2018 and 2006 G Street and 2007-2029 F Street, N. W., (Square 103, Lots 13, 813, 812, 25 and 815).

HEARING DATE: May 21, 1980  
DECISION DATE: June 4, 1980

FINDINGS OF FACT:

1. The subject parking lot is located on the south side of "G" Street between 20th and 21st Streets at 2006, 2010-2018, 2022-2026 and 2030 "G" Street, N. W. and on the north side of "F" Street between 20th and 21st Streets at 2007-2029 "F" Street, N. W. and is in an R-5-C District. The lots are divided by a public alley running down the center of the square parallel to "F" and "G" Streets. The lots on "G" Street are further separated by existing buildings located at 2008, 2020 and 2028 "G" Street.

2. For the purpose of this order, in order to simplify the addresses cited, Lot 815, formerly referred to as 2007-2029 "F" Street, will be referred to as 2007 "F" Street. Lot 25 will continue to be referred to as 2006 "G" Street. Lot 812, formerly referred to as 2010-2018 "G" Street, will be referred to as 2010 "G" Street. Lot 813, formerly referred to as 2022-2026 "G" Street, will be referred to as 2022 "G" Street. All these addresses and lots are as shown on Exhibit No.10 of the record.

3. By BZA Order No. 12601 dated April 26, 1978, the Board granted conditional approval for the continuation of parking lots for a one year period at 2007 "F" Street, and 2006, 2010 and 2022 "G" Street, Lots 815, 25, 812 and 813. By BZA Order No. 12034 dated March 3, 1976, the Board granted conditional approval for the continuation of parking lots for a three year period at 2022 and 2030 "G" Street, Lots 813 and 13. Lot 813 was thus included in both previous applications.

4. In BZA Order No. 12930, issued August 7, 1979, the applicant combined all five lots in one application. In that Order the Board granted the application for a period of three years and in condition "b" limited the use of the lots to the facility and staff of George Washington University.

5. The applicant now seeks permission to modify condition "b" of Order No. 12930 to grant permission for students to also park on the lots. The applicant testified that in July of 1980 ninety-one student spaces in Square 121, to the east of the subject square, will be lost because of new construction.

6. Permission to operate the subject parking lot under BZA Order No. 12930 does not expire until August 7, 1982. Said Order is hereby incorporated herein and made part of the subject Order No. 13241.

7. The applicant testified that within the next two to three years, of the current inventory of 2,768 spaces 355 spaces will be lost due to planned construction on Squares 42, 75, 101, 103 and 121. When the new Academic Cluster is completed in November of 1981 the University will gain 238 spaces.

8. Parking in the three lower levels of the new Academic Cluster is scheduled to be ready in March 1981 but the applicant testified that he did not know if it would be available for parking since the spaces appear to have been planned for on-sight storage of construction materials.

9. By letter of March 24, 1980 the application was referred to the Department of Transportation for its review and report. No report was received.

10. Advisory Neighborhood Commission-2A had no objection to the use of the subject parking lot by students. The ANC was concerned about the use of disparate rates and availability of spaces between students and faculty. It also recommended that the subject application be approved on the condition that its period of approval be limited to August, 1981, a date some months later than the time when the garage parking in the Academic Cluster is scheduled to be available.

11. The Board is required by statute to give "great weight" to the issues and concerns of the ANC. In addressing these concerns the Board is of the opinion that the alleged use of disparate rates and availability of spaces between students and faculty cannot be resolved by deciding the subject application. In BZA Order No. 12930, incorporated herein, the Board noted.

"In approving the campus plan, the Board restricted the maximum amount of campus parking to less than that required by Section 7202. The applicant's total parking inventory, including the subject parking lot, will be approximately fifteen per cent less than the required amount of parking. This was done to foster and to continue a commitment to use of public transportation. The applicant also maintains a car pool locator service and discourages the use of automobiles by charging the users . . .

"A final study of the University's parking program is now in process. It is hoped that the study will provide the University with data to respond to the D. C. Department of Transportation and to community questions about the University's parking requirements."

As to the ANC's recommendation that the Board terminate permission to operate the subject parking lot on a date earlier than granted in BZA Order No. 12930 the Board is of the opinion that to do such would not provide the applicant a reasonable time to meet its commitments. The actual opening of the parking facilities at the Academic Cluster is still indefinite and may be delayed further.

12. There was no opposition to the application at the public hearing or of record.

#### CONCLUSIONS OF LAW

Based on the findings of fact, the Board concludes that the application is in compliance with the requirements of Paragraph 3101.46 of the Zoning Regulations. The Board notes the need for parking to serve the faculty, staff and students. The Board also notes that development of the property for other use by the University is scheduled for some time in the future.

The Board concludes that the parking lot does not contribute to adverse traffic effects, that the parking is consistent with the level of spaces approved in the plan, and that the operation of the lots to this point has not had an adverse effect on the present character or future development of this area. The Board concludes that it has accorded to the ANC the "great weight" to which it is entitled. Accordingly, it is ORDERED that the application is GRANTED SUBJECT to the following CONDITIONS:

- a. Approval shall expire on August 7, 1982.
- b. Parking on the lot shall be restricted to faculty, staff and students of George Washington University.
- c. Vehicles up to  $1\frac{1}{2}$  tons in weight, recreational vehicles and pick-up trucks of faculty and staff, provided they are no larger than the normal-sized parking space of nine feet by nineteen feet, shall be permitted to park on the subject property.
- d. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- e. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- f. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- g. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- h. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.

i. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

VOTE: 5-0 (William F. McIntosh, Connie Fortune, John G. Parsons, Charles R. Norris, and Leonard L. McCants to grant).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Steven E. Sher  
Steven E. Sher,  
Executive Director

FINAL DATE OF ORDER: 8/5/20

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.